



Amendments to the General Plan
Midway/Pacific Highway Corridor Community Plan

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FIGURE

RELATIONSHIP TO GENERAL PLAN GOALS

This Plan provides specific recommendations for actions which will implement the goals and objectives of the General Plan. Recommendations which implement the General Plan's goals and objectives are outlined below:

Residential

This Plan recommends the retention and rehabilitation of all existing residentially designated areas of the community. No changes to the existing balanced community character are recommended. This Plan also provides for the intensification of commercial areas with mixed residential and commercial development in areas that are not impacted by high noise levels. These recommendations are consistent with the General Plan objectives of conserving, preserving, and rehabilitating residential areas; promoting balanced communities; providing opportunities for new residential construction; and promoting land use compatibility with community noise equivalent levels.

Commercial

This Plan recommends the elimination of the "C" or general commercial zone, as well as the Midway Planned District, from all commercial strips within the community. The Plan also provides redevelopment guidelines including the provision of bus shelters, benches, pedestrian-oriented amenities and landscape treatments for all commercial areas. The Plan recommends the removal of industrial zoning from commercial areas and encourages the use of shared and/or joint-use parking facilities. These recommendations are consistent with the General Plan objectives of reducing the number of zones and overlapping requirements, prohibiting the expansion of strip developments, encouraging consolidated off-street parking, prohibiting commercial uses in industrial areas, and encouraging the rehabilitation of older commercial centers including the provision of a landscape program.

Industrial

This Plan designates the Plant 19 site and the adjacent 20-acre lot for industrial park development, recommends the removal of the Midway Planned District Ordinance, provides appropriate zoning regulations which will prohibit commercial encroachment into industrial areas, provides guidelines for the redevelopment and rehabilitation of industrial uses, and provides for a reduction in required parking for industrial uses which provide alternative employee transportation. These guidelines are consistent with the General Plan recommendations to provide additionally designated industrial land, limit commercial uses in manufacturing zones, remove inappropriately designated industrial lands from the citywide industrial inventory, provide for redevelopment, and conditionally reduce parking requirements for industrial establishments which provide transportation for their employees.

Transportation

The Plan provides for vehicular circulation improvements and some street widenings along with the inclusion of bicycle pathways and improved pedestrian amenities. The Plan also provides incentives for major employers who utilize mass transit subsidy programs, provides recommendations for bicycle racks in commercial areas, and recommends that logical and convenient pedestrian and bicycle paths be linked to light rail transit stations. The Plan recommendations are consistent with the General Plan recommendations to place equal emphasis on the aesthetic, functional and noise design considerations of streets, the maintenance and increased efficiency of the existing street system, the development of an improved mass transit system, the maintenance of bikeways at connection points with other transportation modes, and the provision of adequately sized pedestrian and bicycle paths.

Public Facilities, Services and Safety

This community meets the General Plan standards for fire service. For the foreseeable future it is anticipated that school and police services, as well as water and sewer needs, can be adequately met through the existing facilities. This Plan also recommends the establishment of a joint-use school/park site at Dewey Elementary in conjunction with the landscaping and upgrading of the school yard. This recommendation is consistent with the General Plan which encourages joint-use of school sites, as well as alternatives to standard asphalt and cyclone fenced playgrounds.

Recreation and Open Space

This community does not contain any public park sites or public open space areas. Based on the General Plan guidelines for park and recreational facility service areas, this community's needs are met by facilities located in surrounding areas. This Plan, however, recommends establishment of a joint-use park site at the Dewey Elementary School and provides for; 1) the establishment and maintenance of recreational facilities to be located within private residential developments and; 2) urban open space plazas in commercial projects. The Plan also recommends implementation of proposed bikeway linkages to the regional bikeway system.

Redevelopment

This Plan recommends that future studies explore the possibility of establishing a redevelopment project area along the Pacific Highway in accordance with the California Redevelopment Law, Section 333000 of the Health and Safety Code.

Conservation of Resources

The Plan recommends that grading be minimized; that drought tolerant vegetation be installed and maintained on hillsides and slopes, and that existing trees and groundcover be retained and/or replaced. The Plan also recommends that landscaping be installed in the public right-of-way along all heavily used vehicular corridors, that regionally linked bicycle

paths be installed, that attractive and convenient bus shelters be located at all bus stops, and that major employers be given an opportunity to receive reductions in parking requirements in exchange for participation in ridesharing and employee transit subsidy programs in concert with the City's mobility program. The Plan meets the General Plan recommendations to minimize grading; control soil runoff, sedimentation, and erosion; retain existing trees and ground covers; use drought tolerant plant species; and provide attractive less polluting alternatives to the use of the private automobile.

Cultural Resources Management

This Plan recommends that; 1) significant historic and cultural resources be rehabilitated and preserved for adaptive reuse rather than demolition; 2) that if excavation occurs in areas known to have significant archaeological resources that a qualified professional should analyze and document the data; and 3) that all materials be stored with an appropriate institution. These recommendations are compatible with the General Plan recommendations to: inventory cultural resources, accommodate urban growth while preserving structures and complexes of importance to urban identity, ensure that excavation of archaeological resources be done by qualified professionals who fully analyze and document all materials; and store important material with appropriate institutions.

Seismic Safety

This Plan recommends that appropriate geologic, seismic, and soil reports be submitted with applications for land development permits and that utility systems and other structures in the community be reviewed as part of an assessment to determine vulnerability to seismic and geologic hazard. The Plan recommendations are consistent with the General Plan objectives of ensuring that current and future community planning consider seismic and other geologic hazards, that geologic problems are suspected, and that structural hazards and utility systems be systematically reviewed for seismic vulnerability.

Urban Design

This Plan provides guidelines to upgrade and physically enhance commercial, residential, and industrial areas. These guidelines have been developed to incorporate the urban design recommendations of the General Plan including: the avoidance of radical and intrusive changes to existing residential areas, the improvement of institutional and community facilities, reduction in the amount of visual clutter, the use of appropriate plant material to contribute to the environmental quality of the community, the promotion of harmony in visual relationships, the provision to encourage mixed usage, the promotion of quality design for buildings constructed at prominent locations, and the provision of safe and convenient pedestrian crossings, walkways and parking areas.